

COMMISSIONERS APPROVAL

ROKOSCH 

GRANDSTAFF

THOMPSON

CHILCOTT 

DRISCOLL 

PLETTENBERG (Clerk & Recorder)

Date.....November 15, 2007

Members Present..... Commissioner Carlotta Grandstaff,
Commissioner James Rokosch, Commissioner Alan Thompson, Commissioner Greg
Chilcott and Commissioner Kathleen Driscoll

Minutes: Beth Perkins

The Board met for a Request for Commission Action to accept cash-in-lieu instead of
park land dedication for the Gunshy Ridge III Major Subdivision. Present were Planner
Jen De Groot and Paul Wilson.

Commissioner Grandstaff called the meeting to order providing a review of the request
for commission action.

Commissioner Thompson made a motion to accept the offered \$13,753.98 cash-in-lieu park land dedication for Gunshy Ridge III Major Subdivision. Commissioner Driscoll seconded the motion, all voted 'aye'.

The Board met for a discussion and decision on committee members for the Rocky
Mountain Lab liaison group and safety committee.

Commissioner Grandstaff stated Lea Jordan has agreed to represent the Environmental
Health Department and Theresa Blazicevich has agreed to represent Board of Health.

Commissioner Chilcott made a motion to appoint Lea Jordan and Theresa Blazicevich to serve as members for Rocky Mountain Lab liaison group and safety committee. Commissioner Driscoll seconded the motion, all voted 'aye'.

The Board met for a discussion and decision on three Ford Econoline Vans that have
been utilized as ambulances by Marcus Daly Hospital through a lease with the County.
Administrative Assistant Glenda Wiles and EMT Donna Rennaker were present.

Commissioner Grandstaff requested an overview from Glenda Wiles.

Glenda explained the lease agreement with Marcus Daly Hospital for the three vans. She noted Marcus Daly is not paid current on the lease agreement. Donna stated she will check on that and have the check sent over. Two of the three vans are being returned and a new lease will be prepared for the remaining third van to continue to be utilized as an ambulance by Marcus Daly Hospital.

Donna stated the hospital has purchased two new ambulances, replacing the county's 1985 Ford Econoline and 1986 Ford Econoline. They have removed the equipment, leaving the radios. Donna relayed West Fork QRU and Corvallis QRU are interested in utilizing these ambulances. She noted there is a discrepancy on one of the titles (the 1992 Ford Econoline) and she will visit with Glenda about having that corrected. Commissioner Grandstaff stated there is a December 3rd meeting with the West Fork Fire Department and they can address the use of this van with them at this time. The Board agreed to accept these vehicles back from the hospital. Board discussion followed regarding QRUs in need.

Donna will house the ambulances until the Commissioners visit with the Fire Departments and find out which ones are in need of the vans. The ambulances will be left at the hospital until the County decides their disposition. Glenda will prepare invoices for the 1985 and 1986 Econolines, as well as an invoice and new lease for the 1992 Econoline. She will add the two vans back onto the county's insurance and make sure the vans are picked up within the next few weeks.

In other business, the Board met for a discussion of planning issues along the Highway 93 Corridor.

Commissioner Rokosch stated he would like to have an open discussion on the subject with the public.

Commissioner Grandstaff stated she has spoken with Civil Counsel Alex Beal and Alex came up with the idea of limiting commercial development at the junctions that already exist. Commercial zones could exist but it could be limited in their development. Commissioner Grandstaff stated they ran into some problems in regard to the permitting and enforcing, along with how it affects baseline zoning.

Commissioner Driscoll stated they are in the middle of doing baseline zoning. She stated it would be a good idea to bring these ideas and others to the table, and then they could start looking at the grids and centers to include homes. She stated she is aware they are staying with 'the four basics', but thinks it is important to think outside the box. She has attended some meetings regarding the subject.

Commissioner Grandstaff read a letter submitted by Civil Counsel Alex Beal.

Commissioner Rokosch stated he is not clear about establishing commercial zones. He stated they should allow commercial development in some places along the corridor. Commissioner Grandstaff replied they can't take those issues because they are the same as the (Wal-Mart) Big Box Store issue. Commissioner Rokosch asked if they can approach this in regard to average trips per day. Commissioner Chilcott stated when they address units of measure or daily trips, they are talking about size. Commissioner Grandstaff stated that was exactly what Alex related in his letter.

Commissioner Chilcott stated they do not have the resources or staff to do address this issue now.

Commissioner Driscoll stated if nothing else, they should start looking at those issues. She stated the Highway 93 corridor is an 'eye sore, particularly as one enters Hamilton from the North, and she felt it is important to look at the things that will improve the look and the valley. Commissioner Grandstaff stated this highway has been named a scenic federal highway.

Commissioner Rokosch opened the floor for public comment.

Jim Olsen stated he is involved with the highway in the north corridor and relayed MDOT looked at the county plan and did not have much input on it. He stated it is important to talk about the size cap, noting it is really an economic argument. He asked if they should ask 'Main Street' for lower prices. He stated there is a compelling issue in regard to the impact of the traffic that will result from a large retail business. He stated there is lots of literature that confirms when one big box store is built another one is built right next to it. He felt there is a public safety interest in regard to the traffic and feels the Commissioners should focus on the transportation end of it.

Commissioner Grandstaff noted the State Transportation looks at other components such as the engineering. Commissioner Rokosch stated any time they look at traffic volume, which is an increase of traffic whether commercial, business or residential, there is an increased accident rate. He suggested it is important to map the traffic as it exists now in regard to the accident rates and then restructure.

Russ Lawrence stated the letter Alex submitted is correct. The clock could expire around April 28th. The Board could write ordinances now that would not take effect until April. He stated the goal is to preserve the opportunity for the Ravalli County citizens, Ravalli County Commissioners and the Planning Staff in order to offer some control of development along the Highway 93 corridor. He noted there is a countywide growth policy that states our values and that we are going to protect them. If the Commissioners do nothing, someone is going to build something somewhere. He stated they are trying to prevent a 'Reserve Street' situation. Russ presented accident statistics of the corridor noting the big box stores change traffic patterns, and never for the better. There are no major projects at this time. There are some possible strategies such as interim zoning and everything is negotiable. He thinks this should apply to everything in the county along Highway 93. He suggested they look at utilizing the 60,000 square feet limit along the

corridor for development and allow for variances if needed. He understands it will require input from planning and suggested it be built into phase one of the countywide zoning. He stated he is here to help with the problem solving and would like to have this dealt with in a timely manner with the resources we have.

Karen stated her challenge is getting the Clarion Consultant project within budget. She is trying to get the basic workplan within the time limit also.

Commissioner Rokosch asked how they are trying to address the inputs of the four baseline issues as well as the community's concerns, particularly in a short term fashion.

Karen replied from a priority standpoint, she is trying to get a contract signed.

Commissioner Driscoll addressed the zoning diagnosis Karen had brought up in the past. Karen stated Clarion proposed doing a zoning diagnosis and maybe this is something they do when they complete the zoning project. Commissioner Driscoll stated this is a bottleneck within the Planning Department. She felt the Commissioners should set the foundation and let planning put up the walls. Commissioner Driscoll noted they are trying to do 30 years of Planning in a two year period. And if it is not done right, they will fail.

Commissioner Grandstaff stated she agrees with Commissioner Driscoll. The most success they are having is baseline zoning. And they don't even have the contract signed with Clarion yet. She stated she is not sure they can take anything else on.

Commissioner Chilcott stated he sees this contract as an 'ala cart' and they are trying to trim it down to a one dish size. He stated the Commissioners could consider an interim committee to address this issue. And while he has heard the words big box several times, he agrees they need to do it right. He noted the two-year clock started a year ago.

Commissioner Driscoll stated she does not discount Commissioner Rokosch's statement in regard to a highway capacity problem. She felt researching and obtaining data as well as looking at traffic studies are all things they could be working on right now. Commissioner Grandstaff agreed noting at least it would be something.

Rick Fuhrman stated phase one zoning is the most important priority. He felt there is a good reason to have these done in two phases. He does not want to jeopardize phase one with rushed zoning.

Commissioner Chilcott stated the Commissioners can not continue to add things which take time away from the Planning Staff's endeavors. In regard to the growth policy; it says the county is committed to the growth policy in order to preserve the historic and scenic values of the Highway 93 corridor. He felt the Board can do certain things without the Planning Department. The Board can ask for a traffic study. Commissioner Chilcott asked Rick to define a traffic study. Rick replied you send a letter in to the MDOT requesting a study be done based on the impacts of Public Health and Safety.

Commissioner Grandstaff stated she will call MDOT and request a traffic study be done. The question is what section should they focus on? Commissioner Rokosch stated it seems to make sense to look at the entire corridor of the county. There are certain segments that stand out regarding safety. He asked if they would have a good base and sufficient information to determine density and zoning. He agreed the county has a transportation network that is not safe.

Commissioner Driscoll stated there are bumper stickers that read "Pray for me, I drive 93". She agrees with that bumper sticker.

Russ stated he considers this issue to be fundamental in the baseline zoning issue. He is willing to serve on any committee to ensure when the clock stops, there is something on the table. When the year is up, there should be a proposal ready. Commissioner Grandstaff agrees with Russ. She stated there is a need for a committee.

Commissioner Chilcott stated with baseline zoning, there are elements to consider. Commissioner Rokosch stated they have always looked at the zoning effort in a phased approach. How quickly do we move to phase two? He asked if they adopt phase one on December 5th, would they adopt phase two on December 8th. Commissioner Chilcott stated he does not want to rush anything without public input.

Commissioner Rokosch stated he has not been involved with the baseline as much as he should be. He was thinking from an analysis point of view, if they draw a map showing where they do and do not want density; what other requirements or restraints are there? Commissioner Rokosch stated at some level there has to be an assessment of the county's transportation infrastructure. Karen stated it includes an analytical component and it does take in infrastructure as a part of the suitability analysis. Commissioner Rokosch stated when they do not have good information, he is cautious of making decisions. He is being educated in the process of how to get better information.

Commissioner Grandstaff suggested they form a Highway 93 Corridor Advisory Committee.

Les Rutledge stated it seems to him it would be a pity not to take advantage of the people who are interested in this problem. He stated they started the last countywide zoning effort in 2006 and look how long it has taken to develop the documents to get the local committees to take action. He recommends people interested in the issue get together and discuss the objectives and manner of addressing it. Commissioner Rokosch stated he would encourage the committee to look beyond Highway 93, both commercial and residential.

Karen stated she is in the process of setting up a conference call that will address the future projects in regard to the corridor issue.

Commissioner Driscoll stated she would like to see the county keep its personality. She stated she would like to see the county be more than the arm extending from Missoula. While Wal-Mart would create jobs, it also creates a change in the valley.

Commissioner Rokosch stated the county should create economic development. Not all jobs are good jobs.

Jim Olsen noted one of the projects is a lumber company in the Darby area. One of the best groups he ever participated in was the issue of Highway 93 going from two lanes to four lanes. The Bike Path was designed by the citizens with the supervision of MDOT. All the other towns have an active public participation.

Commissioner Rokosch asked if that structure could be implemented. Jim replied the focus groups provide positive participation. He stated they could make it fun and get good input from it.

Russ stated the discussion has migrated from the original issue of a traffic study. His focus is large scale developments and the growth policy. Transportation issues and size cap are a few ways of addressing it.

Commissioner Rokosch replied baseline zoning could be a tool to implement the Growth Policy. The countywide zoning effort is the best place for accomplishing it. The Commissioners will be looking at different potential zoning categories.

Commissioner Driscoll stated the Growth Policy is one part of it but the law is very restricted. You can look at the cumulative effects on traffic and septic but the law will not allow it. She stated she does not believe the Growth Policy is as strong as the findings of fact.

Board discussion followed regarding the creation of another committee.

Commissioner Rokosch asked Karen if there were MDOT funds for this endeavor. Karen replied the general rule is they fund half of it and the county has to come up with a match.

Commissioner Grandstaff stated she would like to schedule a time to adopt a resolution of intent to create a Highway 93 Corridor Planning Advisory Committee.

Commissioner Rokosch stated they should not put any restrictions on the areas of discussion.

Commissioner Chilcott made a motion to schedule December 3rd at 10:00 a.m. as a time to adopt the Resolution of Intent to Create a Highway 93 Corridor Planning Advisory Committee that will assist in the development patterns and impacts of the main corridors. Commissioner Grandstaff seconded the motion, all voted 'aye'.